

**COMPARISON OF DESIGN, LANDSCAPE, AND OPEN SPACE REQUIREMENTS
RENTON AND KING COUNTY ZONING**

	Renton R-4 Standards Adopted 11/04 Not Yet Built on NE 4 th /128 th St	County R-4
BUILDING STANDARDS		
Design Requirements	Single family. Vertical façade modulation at least every twenty horizontal ft. (20'), including front, side and rear façades when visible from a street.	None for single-family detached. Attached and townhouse or developments have 200 ft. length maximum with a 10 ft. separator between buildings. Townhouse maximum wall length of 30 ft. without modulation. Modulation shall be at least 2 ft. deep and 6 ft. wide.
Maximum Coverage	Lots greater than 5,000 sq. ft.: 35% or 2,500 sq. ft., whichever is greater.	55% max. impervious surface No building coverage standard. Impervious standards include parking and structures.
LANDSCAPING AND OPEN SPACE		
Minimum Landscaping	5 ft. to 10 ft. irrigated or drought resistant landscape strip required. If there is additional undeveloped right of way in non-arterial street, this area must be landscaped. Non-arterial 5 ft. Arterial 10 ft.	5 ft. of Type II landscaping for attached residences. 10 ft. where attached residences abut detached.
Clusters/Open Space	Within 600 ft. of the R-8 zone, small lot cluster developments with 30% of the land area in open space are allowed.	None
Minimum On or Off-Site Street Tree Requirements	At least two (2) trees with a minimum caliper of 1 ½" .	1 tree per 40 ft. of frontage located either within the street right-of-way or within 20 ft. of the right-of-way.
URBAN SEPARATORS		
Urban Separators Implement Through R-1 Zoning in Both the City and County	Subdivision must be clustered outside mapped "Contiguous Open Space" Density bonus to 1 dwelling unit per gross acre 65% of site must remained treed. All development sites require landscape plan with landscape restoration to 35%.	Subdivision must be clustered away from the center of the designated separator. Regulated through critical areas.